

**Note: The following case(s) is/are included in this ad.**  
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<a href="#"><u>05-302</u></a>	<a href="#"><u>ROBERTO HADDAD &amp; JEFFREY STOUFFER</u></a>
<a href="#"><u>05-324</u></a>	<a href="#"><u>EDUARDO &amp; GRACE RODRIGUEZ</u></a>
<a href="#"><u>05-339</u></a>	<a href="#"><u>MANUEL A. JIMENEZ</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/10/06 TO THIS DATE:

HEARING NO. 05-11-CZ12-3 (05-141)

4-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANT: CSMB CONDOMINIUM L. L. C.

- (1) MODIFICATION of Condition #2 of Resolution CZAB12-8-97, passed and adopted by the Community Zoning Appeals Board 12, only as applied to subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled a 'Kendall Resort Hotel,' as prepared by Fergis & Selck Architects, P. A., consisting of Sheets 1 & 2 revised, dated stamped received 10-14-97, Sheet 3 dated revised 7-31-97, Sheet 4 dated revised 6-6-97, and Sheet 5 dated 1-7-97; and plans entitled 'Planting Plan & Plant List,' prepared by Rosenberg Design Group, dated 8-21-97."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Kendall Resort Hotel,' as prepared by Fullerton Diaz Architects, Inc. consisting of 9 sheets and Witkin Design Group consisting of 4 sheets; 2 sheets dated stamped received 9/2/05 and Sheet A-1 dated stamped received 10/7/05."

REQUEST #1 ON EXHIBIT "A"

- (2) DELETION of Declaration of Restrictions, recorded in Official Records Book 17833 at Pages 2617-2625.

REQUEST #2 ON EXHIBITS "A" & "B"

The purpose of requests #1 & #2 is to allow the applicant to reduce the size of the property of the existing hotel site, to submit new site plans for the hotel and to build according to the underlying zoning.

- (3) Applicant is requesting to permit a building setback 21'10" (25' required) from the interior side (south) property line.

REQUEST #3 ON EXHIBIT "A"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 & #2 may be considered un §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(7) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of request #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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APPLICANT: CSMB CONDOMINIUM L. L. C.

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SUBJECT PROPERTY: EXHIBIT "A": A portion of Tract "A," and all of Tract "B," SUNRISE CLUB, Plat book 105, Page 1, and a portion of the SW ¼ of the NW ¼ of the NE ¼ of Section 4, Township 55 South, Range 40 East, being more particularly described as follows:

Begin at the Northeast corner of said Tract "A" of SUNRISE CLUB; thence run S00°13'39"W, along the east line of said Tract "A," for 770.71'; thence N89°36'52"W, along a line 171.5' south of and parallel with as measured at right angles to the south line of said Tract "A," for 280'; thence N00°13'39"W for 32.47'; thence N89°36'52"W, along a line 139.03' south of and parallel with as measured at right angles to, the south line of said Tract "A," for 101.8'; thence N00°23'8"E for 168.03'; thence N44°36'52"W for 47.08'; thence N89°36'52"W, along a line 62.29' north of and parallel with, as measured at right angles to, the south line of said Tract "A," for 231.96'; thence due north, along the E/ly right-of-way line of S.W. 92<sup>nd</sup> Avenue, for 500' to a Point of curvature of a circular curve concave to the Southeast; thence run N/ly, NE/ly and E/ly along the arc of a circular curve to the left, having a radius of 25' and a central angle of 90°27'31" for an arc distance of 39.47' to a Point of tangency; thence S89°32'29"E, along the south right-of-way line of S.W. 88<sup>th</sup> Street (North Kendall Drive), for 623.44' to the Point of beginning (said last mentioned 3 courses being coincident with the W/ly and N/ly boundary line of said Tract "A"). AND: EXHIBIT "B": A portion of Tract "A," SUNRISE CLUB, Plat book 105, Page 1, and a portion of the SW ¼ of the NW ¼ of the NE ¼ of Section 4, Township 55 South, Range 40 East, being more particularly described as follows:

Commence at the Northwest corner of the NE ¼ of said Section 4; thence run south, along the west line of the NW ¼ of the NE ¼ of said Section 4 and the centerline of S.W. 92<sup>nd</sup> Avenue, for 794.13'; thence S89°36'52"E for 35' to a point on the E/ly right-of-way line of said S.W. 92<sup>nd</sup> Avenue, and the Point of beginning of the following described parcel of land; thence continued S89°36'52"E for 263.9'; thence N00°23'08"E for 168.03'; thence N44°36'52"W for 47.08'; thence N89°36'52"W for 231.96' to a point on the said E/ly right-of-way line of said S.W. 92<sup>nd</sup> Avenue; thence due south, along the last described course, for 201.32' to the Point of beginning.

LOCATION: 9100 North Kendall Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.18± Acres

PRESENT ZONING: RU-4A (Apartments 50 units/net acre, hotel/motel 75 units/net acre)

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HEARING NO. 06-3-CZ12-1 (05-126)

17-55-40  
Council Area 12  
Comm. Dist. 8

APPLICANTS: RAUL & SALLY CAMALICHE

AU to EU-M

SUBJECT PROPERTY: The west 165' of the east 330' of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the south 35' of Section 17, Township 55 South, Range 40 East.

LOCATION: 10545 S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.38 Acres

AU (Agricultural – Residential)

EU-M (Estates Modified 1 Family 15,000 sq. ft. gross)

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HEARING NO. 06-3-CZ12-2 (05-302)

26-54-40  
Council Area 12  
Comm. Dist. 7

APPLICANTS: ROBERTO HADDAD & JEFFREY STOUFFER

- (1) Applicants are requesting to permit a single-family residential lot with a frontage of 75' (120' required) and a lot area of 12,300 sq. ft. (15,000 sq. ft. required).
- (2) Applicants are requesting to permit the single-family residence setback 12'6" from the interior side (north) property line and setback 7'6" from the interior side (south) property line (15' required from each).

Upon a demonstration that the applicable standards have been satisfied, approval of the requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Residence," as prepared by Fernando Gomez-Pina, consisting of 5 sheets and dated 7/26/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 75' of the north 225' of Tract 14, PALM MIAMI AMD., Plat book 31, Page 35.

LOCATION: 7025 S.W. 70 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' X 164'

PRESENT ZONING: EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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APPLICANTS: EDUARDO & GRACE RODRIGUEZ

- (1) Applicants are requesting to permit a covered terrace addition to a single-family residence setback 14.67' (25' required) from the rear (south) property line.
- (2) Applicants are requesting to permit a lot coverage of 36% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Covered Terrace at 9420 S.W. 77 St.," as prepared by Manuel Siques, P. E., a floor plan dated 10/3/05 and elevation and site plan dated 10/4/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 1, KENDALL SUNSET HOMES, Plat book 85, Page 66.

LOCATION: 9420 S.W. 77 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 90' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

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HEARING NO. 06-3-CZ12-4 (05-339)

24-54-40  
Council Area 12  
Comm. Dist. 7

APPLICANT: MANUEL A. JIMENEZ

Applicant is requesting to waive the zoning regulations limiting the height of an accessory building to one-story unless the principal residence on the lot is 2 stories in height and there are two or more two-story residences on the block; to permit a two-story accessory building.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed 2-Story CBS Residence for Manuel A. Jimenez," preparer unknown, dated 9/1/05 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 61' of the west 305' of the south ½ of Tract 3 of RESUBDIVISION OF BIRD ROAD TERRACE, Plat book 32, Page 65.

LOCATION: 6601 S.W. 43 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 61' x 145'

PRESENT ZONING: RU-1 (Single-Family Residential)

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